



## Rochford Court, Shirley

Guide Price £320,000



## PROPERTY OVERVIEW

Presenting a delightful two bedroom semi-detached property situated on a quiet cul-de-sac, this well-presented home is an ideal opportunity for first-time buyers or investors, boasting a favourable absence of upward chain. The ground floor features an enclosed porch, spacious living room and a fitted breakfast kitchen with ample work surfaces and a designated space for a dining table. Additionally, a single garage, with water and electricity to the side of the property offers convenient parking and storage solutions. Moving to the first floor, two double bedrooms including a principal bedroom with fitted wardrobes are serviced by a family bathroom. The exterior reveals a lawn rear garden with a pleasant patio seating area, perfect for outdoor relaxing or entertaining, and a driveway to the front ensuring ample parking availability. This property offers a charming living space in a peaceful location, presenting a fantastic opportunity for those seeking a comfortable and convenient home.





## PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, It encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: C

Tenure: Freehold

- Two Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Set On A Quiet Cul-De-Sac
- Living Room
- Breakfast Kitchen
- Single Garage & Driveway
- Lawn Rear Garden



## PORCH

### LIVING ROOM

15' 10" x 11' 10" (4.83m x 3.61m)

### BREAKFAST KITCHEN

11' 10" x 8' 11" (3.61m x 2.72m)



## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

10' 0" x 8' 11" (3.05m x 2.72m)

### **BEDROOM TWO**

11' 11" x 7' 9" (3.63m x 2.36m)

### **BATHROOM**

8' 11" x 4' 6" (2.72m x 1.37m)

### **TOTAL SQUARE FOOTAGE**

60 sq.m (646 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **GARAGE**

17' 9" x 8' 2" (5.41m x 2.49m)

With water and electricity.

#### **PATIO AREA**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor and all carpets, curtains and blinds.

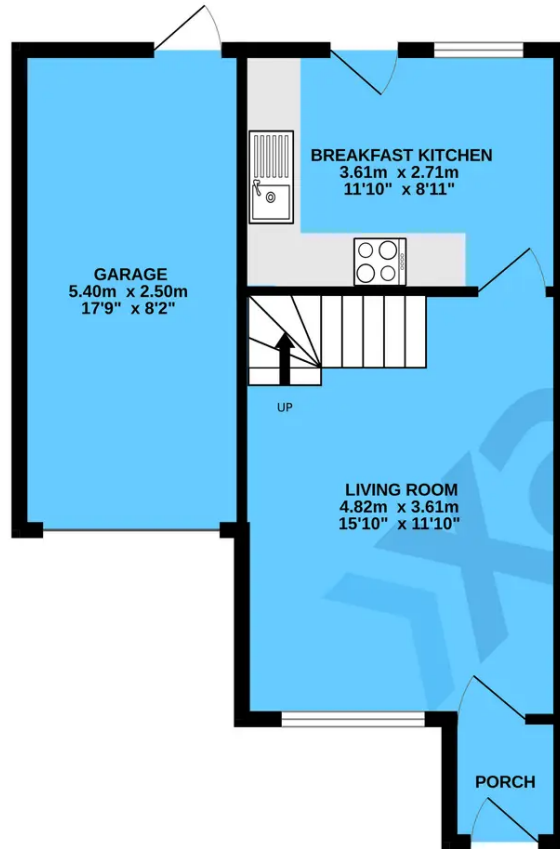
#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - fibre optic into the house. Loft space - with lighting.

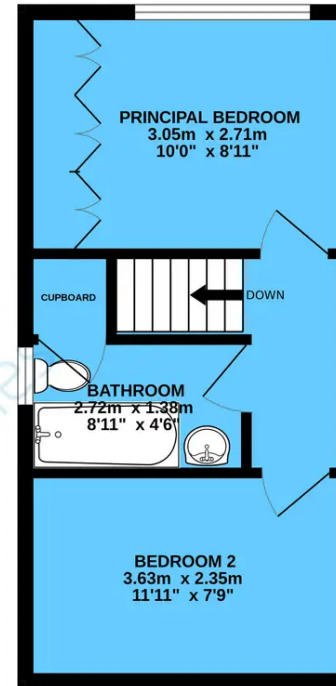
#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 60.0 sq.m. (646 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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